

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/00306/PAN

Applicant: Argyll Community Housing Association (ACHA)

Proposal: Masterplan and residential development, infrastructure and landscaping on 2.32 ha of ground

Site Address: Land North West of Glencruitten Rise, Oban

1.0 BACKGROUND

A Proposal of Application Notice (PAN) has been submitted to the Planning Authority which took effect from 13.2.19. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning application can be submitted until the 8.5.19.

History of Site

03/02166/DET - Erection of 6 dwellinghouses – Refused 6.2.04

- Premature in respect of emerging LDP and current designation of land
- Proposal fails to demonstrate how development of the whole area can be realised
- Inadequate road network

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

No details on the number or location of the proposed housing within the application site has been provided. It is therefore not possible to clarify these details at this stage. Members are requested to note that there is no requirement to specify the scale of proposed development within the PAN process.

3.0 SITE DESCRIPTION

The site is situated to the rear of the established Glencruitten Rise development on the periphery of the main town centre of Oban. The site generally comprises an area of undulating land with a covering of shrubs and gorse. Due to the topography of the site there are only very limited pockets of land which would seem to readily lend themselves to housing development

4.0 DEVELOPMENT PLAN POLICY

This is not a planning application and therefore does not require be evaluating and determining in accordance with Section 25 of the Planning Act against the Development Plan and its policies. Within the adopted Argyll and Bute Local Development Plan (March 2015) the Council has designated a Strategic Masterplan Area under Mast 1/11 – Oban, for “Education, housing,

commercial including retail, business and industry". The proposed development site(s) which form part of the application boundary are located within this strategic area and more particularly are identified as PDA 5/3, PDA 5/6 and PDA 5/7.

These are allocated within the LDP for the following forms of development

PDA 5/3 - Longsdale (6.53ha) – Housing – 25% affordable

PDA 5/6 – Longsdale Road (4.32ha) – Housing - 25% affordable

PDA 5/7– Glencruitten (12.62ha) – Mixed – 25% affordable.

The proposals for housing are therefore in general accordance with the LDP designations. Parts of the identified site also sit within land protected for the future Oban Link Road safeguarding as identified in the LDP under DRA 5/6. There will be a requirement to ensure that any future housing proposals do not undermine the future delivery of this important strategic roads infrastructure.

All of the sites are identified as within the settlement zone of Oban. A section of the western boundary of PDA 5/6 is protected under TPO 02/99 Ardconnel Hill.

Relevant Policies which will require to be considered in respect of any future planning application include:

(a) 'Argyll and Bute Local Development Plan' 2015

LDP STRAT 1 – Sustainable Development

LDP DM 1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment

LDP 5 – Supporting the Sustainable Growth of our Economy

LDP 8 – Supporting the Strength of our Communities

LDP 9 – Development Setting, Layout and Design

Local Development Plan Schedules and proposals set out in Map Number 203.

SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity

SG LDP ENV 6 – Development Impact on Trees/Woodland

SG LDP ENV 7 – Water Quality and the Environment

SG LDP ENV 8 – Protection and Enhancement of Green Networks

SG LDP ENV 11 – Protection of Soil and Peat Resources

SG LDP ENV 14 – Landscape

SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

SG LDP HOU 1 – General Housing Development including Affordable Housing Provision

SG LDP HOU 2 – Special Needs Access Provision in Housing Developments

SG LDP HOU 3 – Housing Green-Spaces

SG LDP PG 1 – Planning Gain

SG LDP SERV 1 – Private Sewage Treatment Plants and Wastewater (ie. drainage) systems

SG LDP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)

SG LDP SERV 3 – Drainage Impact Assessment (DIA)

SG LDP SERV 5 – Waste Related Development and Waste Management Development

SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development

SG LDP TRAN 1 – Access to the Outdoors

SG LDP TRAN 2 – Development and Public Transport Accessibility

SG LDP TRAN 3 – Special Needs Access Provision

SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes

SG LDP TRAN 5 – Off-Site Highway Improvements

SG LDP TRAN 6 – Vehicle Parking Provision

SG LDP TRAN 7 – Safeguarding of Airports

5.0 POTENTIAL MATERIAL CONSIDERATIONS

A number of main issues are likely to arise in seeking to promote a housing development on the identified site.

Landscape Integration and Impact

No indicative layout of how the proposed development will be achieved has been submitted in support of the PAN. It is however considered that only parts of the site may be suitable for housing development both in terms of landscape integration but also in achieving appropriate roads gradients within any development.

Although no numbers are defined within the PAN the challenge of successfully incorporating housing development into the landform and wider landscape remain a relevant material consideration.

Design and layout

This is a potentially complex and challenging site in respect of topography in particular to deliver any substantial housing development. Given this, and the fact the all of the land is within identified PDA's, it will be necessary for an overall Masterplan to be produced to identify what parts of the application site offer opportunity to build housing on it, and what areas present greater challenges.

Roads matters

The site is currently accessed from an unclassified public road serving Glencruitten Rise. It is likely that off-site road improvements will be required. As has been previously clarified in this report, some of the land within the proposed application site boundary is safeguarded for a future Oban Link Road (OLR) and would therefore not be suitable for housing development at this time.

There are a number of other documents/matters which will also be material to the determination of any future application as set out below:

- Scottish Planning Policy (SPP), 2014
- Pan 77 Designing Safer Places
- PAN 83 – Master Planning
- Creating Places- A Policy Statement on Architecture and Place for Scotland
- Designing Streets – A Policy Statement for Scotland
- Argyll and Bute Sustainable Design Guidance (part 2 larger housing development)
- Argyll and Bute Sustainable Design Guidance (part 4 case studies)
- Statutory/Non-Statutory Consultee Comments

Economic benefits and potential local job creation may also be a material consideration in respect of the proposal.

6.0 CONCLUSION

The report sets out the information submitted as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered, as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members consider the content of the report and submissions, and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant in finalising any future planning application submission.